



City of Aurora

2nd Floor Council
Chambers
44 E. Downer Place
Aurora, IL 60505
www.aurora-il.org

Historic Preservation Commission Meeting Minutes

Thursday
June 16, 2022
7:00 PM

CALL TO ORDER

Chairman Miller called the meeting to order at 7:00 p.m.

ROLL CALL

The following Preservation Commission members were present: Amber Foster, Seth Hoffman, Dan Miller, Simon Munoz, Al Signorelli and Mike Walker. Fernando Castrejon and Kristin Ludwig called in and excused themselves from the meeting. Justyn Arnold and Matt Hanson were absent.

OTHERS PRESENT

The following staff members were present: Mrs. Morgan, Mrs. Jackson & Ms. Burden.

Others Present: Patrick Healy (332 Spruce Street).

APPROVAL OF MINUTES

22-0419 Approval of the Minutes of the Historic Preservation Commission meeting on May 12, 2022.

A motion was made by Mr. Signorelli, seconded by Mr. Munoz, that the minutes be approved and filed. The motion carried by voice vote.

COA REPORT

22-0477 May 2022 Historic Certificate of Appropriateness

Mr. Walker said Seth and I were just talking. I think 3033 N. Eola might be 3003 N. Eola. It might just be a typo in the address.

Mrs. Morgan said it is the school.

Chairman Miller said that's the school that I think we made them a local landmark. Would it be a national landmark as well?

Mrs. Morgan said yes.

There were no questions on the COA report.

This COA Report was discussed and filed.

PUBLIC COMMENT

None.

AGENDA

22-0475

Certificate of Appropriateness to demolish the current garage and rebuild a new garage at 332 Spruce Street (Patrick Healey - 22-0475 / AU22/2--22.186-COA/HP - JM - Ward 6)

Mrs. Morgan said I'll introduce the project. The applicant is here to answer any questions and give any additional information. The home was built in circa 1929. It is in the Tanner Historic District in the Tudor Revival style. In general, the applicant is proposing to demolish the current garage. The current garage is a one bay garage clad in wood shingles with slight deterioration. The home is a steeply pitched side gable with a front gabled section containing the entrance and a very slight overhang. So here is the existing garage. Let me bring up the proposed garage. The new garage will face the alley. It will be 24 by 24 with a roof overhang on the north side facing the house. The roof will slightly overhang, so it will be kind of a patio underneath. The garage will have a panel metal garage door and steel entrance door on the north side with a sliding window on the north and west sides. The existing detached garage is currently needing repairs and does not appear to be historically significant in staff's opinion. The person door will be permitted to be synthetic as according to our updated guidelines, it is not visible. The vinyl siding would also be permitted as it is not visible from the public street. Since the garage is not visible from the street, a solid panel metal door does not appear to have an adverse effect to the district's character. Here is the proposed. You can see the slight overhang for a patio. Here is the new garage with the apron up to the new garage, the patio and the little pad beside it. Are there any questions for staff?

I am Pat Healey, owner and occupant of the place. It is a dilapidated old garage that's well outlived its usefulness.

Chairman Miller said and you are rebuilding a 2 car garage?

Mr. Healey said a 2 car garage, yes.

Chairman Miller said that will be a nice upgrade for your property, I think.

Mr. Healey said it's been something I've been wanting to do for 40 years, but I had a wife who had other plans for my money.

Chairman Miller said this is an expensive project, isn't it?

Mr. Healey said the house I paid \$30,000 for. The garage is costing me \$40,000, but I've been there a long time.

Chairman Miller said well thank you for investing in the neighborhood. I appreciate that. Does anyone have any questions for the property owner?

Mr. Hoffman said being that it faces the alley and not visible to the street, I don't think that there's much that our guidelines...

Chairman Miller said our guidelines wouldn't say much. I drove by your house. I don't think I can see that from the street. I did go through the alleyway and, of course, I could see it there. There are some other older garages and at least 1 or 2 maybe more modern designs back there.

Mr. Healy said there are 2 more antiques within that alleyway that are in the same condition as mine. Those garages started out with no foundation. The concrete is poured on dirt with the garage already erected. Right now you are looking at a lot of them with sagging structures. The walls are starting to walk away from the existing concrete.

Chairman Miller said any other questions for the homeowner? I don't think there are any. Thank you so much for coming. Let me bring up the legislation text and see if I can find the right point. Thank you for including the text of the legislation here. Section B.2.6 – Garages, carriage houses or outbuildings that contribute to a property's historic character, shall be preserved and maintained. So it is shall. I would like to open a discussion with do we believe this garage contributes to the property's historic character?

Mrs. Morgan said staff's opinion was it does not.

Chairman Miller said I don't disagree with you. Does anyone have any discussion on that?

Mr. Walker said no. It doesn't particularly match the home.

Chairman Miller said I would say it is nicer than some of them we've seen that are already on the way down, but I don't see that this is contributing to the historic nature of the neighborhood and I can't really see it unless I go into the alley. Would we have like a motion that we've determined that this garage does not contribute to the property's historic character?

Mrs. Morgan said approval for demolition?

Chairman Miller said like an approval for demolition so we can demolish it.

MOTION OF APPROVAL WAS MADE BY: Mike Walker

MOTION SECONDED BY: Al Signorelli

The motion was approved by voice vote.

Chairman Miller said so determined by voice vote that this does not contribute to the property's character, so we get around the shall and we can tear it down. Next, do we want to approve the Certificate of Appropriateness to rebuild the new garage according to the plan that the property owner has submitted?

MOTION OF APPROVAL WAS MADE BY: Al Signorelli

MOTION SECONDED BY: Simon Munoz

AYES: Amber Foster, Seth Hoffman, Dan Miller, Simon Munoz, Al Signorelli, Mike Walker

NAYS: None

A motion was made by Mr. Signorelli, seconded by Mr. Munoz, that this agenda item be approved. The motion carried.

22-0489

A Resolution allowing the Mayor to enter into Amended Historic Preservation Grant Agreements approved on May 24, 2022 (City of Aurora - 22-0291 /KDWK-22.022-PZ/HP - JM)

Mrs. Morgan said as you recall, just last April we distributed all the funds for the preservation grants. Unfortunately, the homeowner at 427 W. New York was awarded \$21,000, but had to withdraw from the program due to a death of one of the homeowners. Unfortunately, they did not feel that they could complete the project.

Chairman Miller said was this the home where we were trying to direct them towards gutters, they had the built ins?

Mrs. Morgan said yes. This is the Italianate one with a lot of the molding cornices on the corner.

Chairman Miller said that's too bad.

Mrs. Morgan said so this leaves \$21,000 of funds not allocated. Staff is recommending that that \$21,000 be distributed to the 6 partially funded projects. Staff proposes that an additional \$2,500 be awarded for the 3 projects that were at or below \$10,000 and were initially awarded \$3,000, which would bring their total allocation to \$5,500, still under all the 3 total project costs. Then the 3 projects over \$10,000 that were initially granted \$5,000 each receive an additional \$4,500 for a total of \$9,500, again under all 3 total project costs. The additional funding would total \$21,000.

Chairman Miller said all that comes to \$21,000?

Mrs. Morgan said it does.

Chairman Miller said I wasn't doing the math in my head very well. It sounded like we went over, but if it does, we're good.

Mrs. Morgan said I would have to take this all the way to an updated Resolution allowing the Mayor to enter into amended agreements with all the homeowners for the additional funding.

Chairman Miller said do you think any of the homeowners will object to the additional funding?

Mrs. Morgan said I'm sure they will not.

Chairman Miller said well thank you for working on that. Does that sound like an agreeable plan to everyone?

Mr. Signorelli said yes. Do we have to make a motion?

Chairman Miller said would anyone like to make a motion or would we like further discussion?

MOTION OF APPROVAL WAS MADE BY: Al Signorelli

MOTION SECONDED BY: Seth Hoffman

AYES: Amber Foster, Seth Hoffman, Dan Miller, Simon Munoz, Al Signorelli, Mike Walker

NAYS: None

A motion was made by Mr. Signorelli, seconded by Mr. Hoffman, that this agenda item be Forwarded to the Building, Zoning, and Economic Development Committee, on the agenda for 6/29/2022. The motion carried.

PENDING

COMMITTEE REPORTS

A) Grants

Chairman Miller said before legislation comes around again to approve further funding, I might suggest either a meeting or send out the materials so that we can review what our requirements are just to refresh our memory like they are single family and whatever else we put on there and also whatever language we use to describe to the community describing who would be eligible and for what and how we describe what a historic preservation project would be. It's not replacing the concrete in your sidewalks and your asphalt roof and probably not just repainting, but what the project would look like.

Mrs. Morgan said we have guidelines. Some of it is we don't fund asphalt roofs. We kind of generalize what the Commission is looking for. We don't get into detail, like we don't want to see a paint job, but it is more general streetscape improvements, structural issues and things like that.

Chairman Miller said then we would be able to review that before the next round of funding comes, whatever the language is so, we can refresh our memory and see if that's how we want it described.

B) Near Eastside Historic District

No Report.

C) Riddle Highlands Historic District

No Report.

D) Public Awareness

No Report.

E) Landmarks

Mrs. Morgan said I know landmarks had at least one call kind of interested. I gave them some information. We'll see if they submit an application.

Mr. Signorelli said well landmarks, I haven't done anything with it yet, but I plan to. I'd like to talk to someone in Spring Lake Cemetery about landmarking their, I guess it is

their office building, I'm not even sure what you call it, but it is a wonderful building. It should be preserved. It is a brick structure with little stained glass windows all around and it is really very, very nice. I'd like to talk to someone there to see if they might be interested in landmarking it.

Chairman Miller said what is it? Could you repeat again what was it called?

Mr. Signorelli said it's the building that's at the entrance of Spring Lake Cemetery on Lincoln. It is the entrance on Lincoln to that cemetery and there's a small brick building directly in the front and that's the building I'm talking about. Do you know what I'm talking about Seth?

Mr. Hoffman said I think I actually just went past it this evening on a bike down around the river and I went past there.

Mr. Signorelli said stop and look at it the next time you are around there. It is really fantastic to see. I'll have to find out who I can, maybe I'll just drive over there and maybe be lucky enough to catch somebody because I don't have a phone number or anything.

Chairman Miller said does it look like it needs any work on it?

Mr. Signorelli said well the body of the building is brick and the bricks look like they are in fairly good shape. The trim looks like it needs some scraping and paint and I would imagine, although I haven't taken that close a look, that probably the stain glass windows would need some repair, but they all look like they are intact and they don't look broken or anything like that.

Chairman Miller said an advantage of being a local landmark is they could apply for a grant as long as the City Council continues to provide some funding.

Mr. Signorelli said that's the way I'm going to sell it.

Mrs. Morgan said currently the grant program is owner occupied. Not that we couldn't expand that in the future.

Chairman Miller said we have not defined the grant program to include something that's not owner occupied?

Mrs. Morgan said correct.

F) FoxWalk Design Review

Mr. Hoffman said the FoxWalk met, but there was nothing discussed on the agenda because they were all continued. There is another meeting coming up do discuss a couple of buildings downtown.

G) Tanner/Palace Historic District Committee

No Report.

ANNOUNCEMENTS

Mrs. Morgan said maybe keep an eye out on some of the downtown buildings. The Terminal building, the exterior is starting to come together. The Hobbs, the onion dome should be going up in the next couple of months. We should be announcing that.

Mr. Hoffman said I think I heard they were going to announce the date and have the opportunity for a dome raising ceremony or something.

Mrs. Morgan said the interior, from what I've been told, is substantially done. It looks very nice. The exterior is still being worked on.

Mr. Hoffman said this has been a couple of weeks ago, but I saw a truck out in front of the Todd School. I don't remember the exact business name, but it was like Art, Preservation and Archiving. So they must have been there getting the murals. It was about as specific as a business description you could get. When I saw the name, I knew exactly what they were doing.

Mrs. Morgan said that was our statute removal. That was an interesting thing to see, having them come in and having to take down 600 pound statutes.

Mr. Signorelli said statutes only, not any of the...

Mrs. Morgan said the murals were also removed, but they didn't have a big truck out front. All the WPA art it out.

Mr. Signorelli said where did it go?

Mrs. Morgan said the mural are sitting in Planning and Zoning's office. We were worried about putting them other places and there is construction and work going on in some of our other buildings, so they are right in our cubicle at the moment. The statutes are over, near kind of kitty-corner from our Public Works office on Broadway. It is a blue building right across the railroad tracks. It is city owned and it is a large warehouse and that's where they are being stored in crates at the moment.

Mr. Signorelli said so the murals must rolled?

Mrs. Morgan said they are rolled, yes.

ADJOURNMENT

A motion was made by Mr. Signorelli, seconded by Mr. Munoz, that the meeting be adjourned. The motion carried by voice vote. Chairman Miller adjourned the meeting at 7:25 p.m.

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